

E.H. ZUERCHER
Vol. 2963/Pg. 3
64.04 Ac.

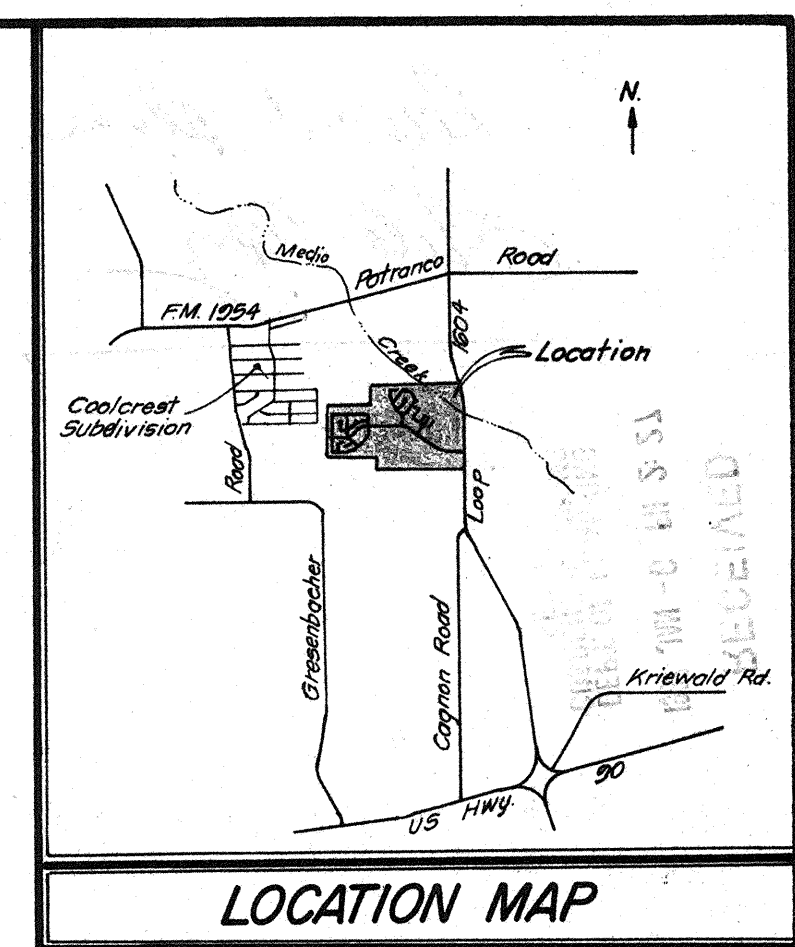
JERRY L. KNIPPA
Vol. 6809/Pg. 464
63.20 Ac.

WILLIAM F. STOLHANDSKE TRUSTEE
Vol. 6515/Pg. 433
53.08 Ac.

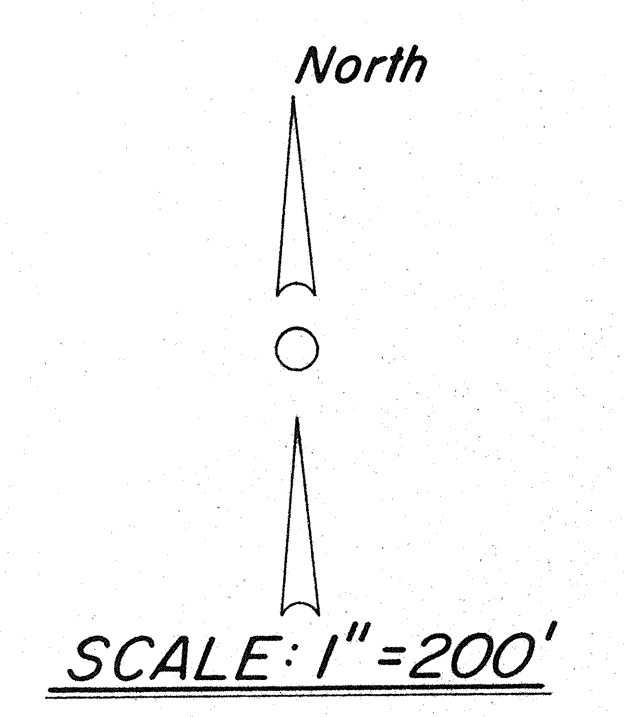
186 LOTS
4.43 LOTS/AC.
GEORGE F. & ESTELLE H. PERSYN

TYP. LOT SIZE: 50'x115'

122 LOTS
4.96 LOTS/AC.



DEVELOPER: 327.1 1604 PROPERTY, JOINT VENTURE
9130 WURZBACH ROAD
SEWAGE TREATMENT AND WATER SUPPLY
BY LACKLAND CITY WATER COMPANY
PROPERTY O.C.L.

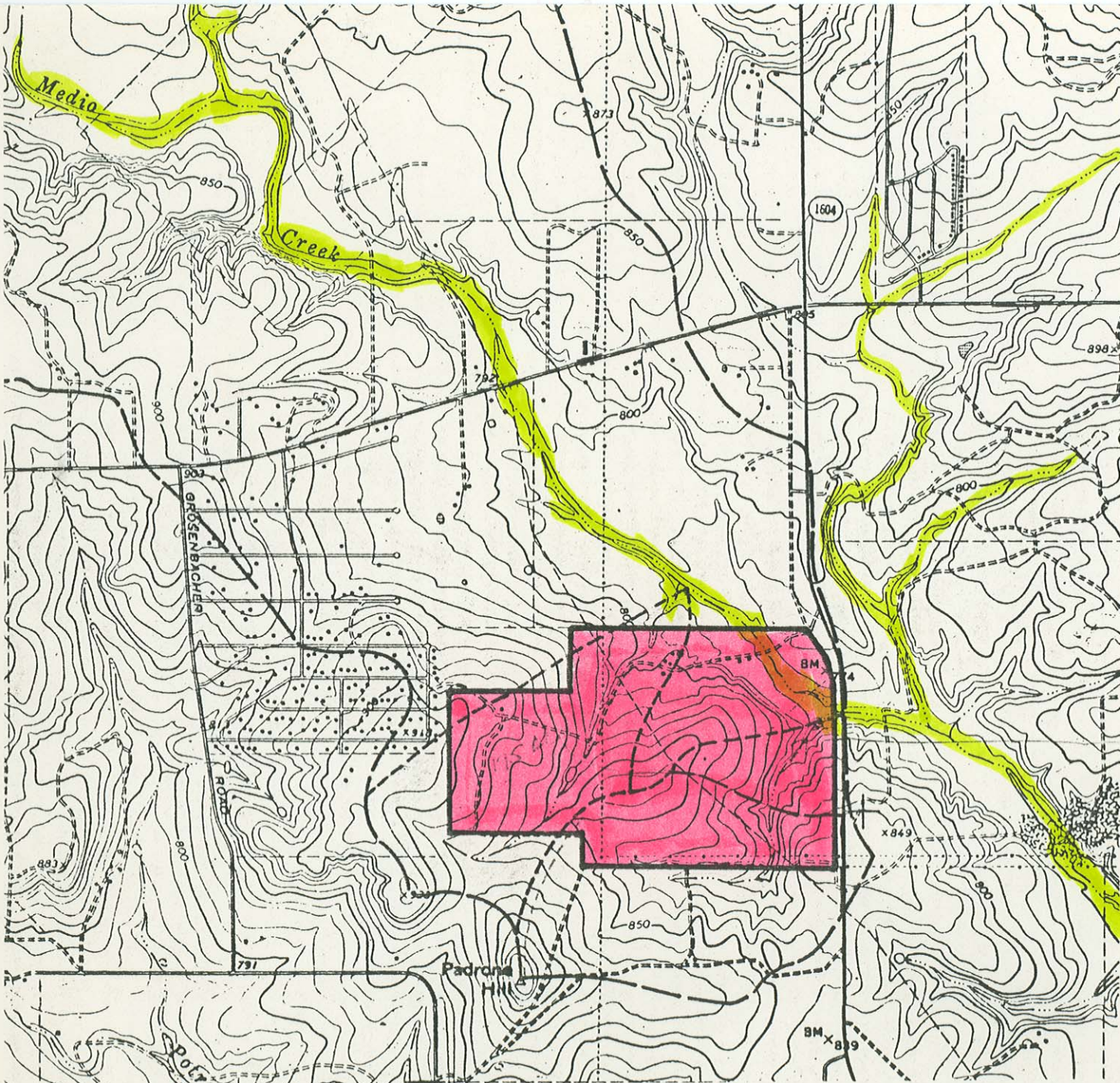


#238

1604 F.M.

81.0 ACRES
4.6 LOTS/AC.
373 LOTS
TYP. 50' x 120'

| | |
|---|-------------------|
| 327.1 / 1604 Property Joint Venture Dove Creek Subdivision | |
| P.O.A.D.P. (Revised) | |
| BROWN ENGINEERING CO. | DWN: BEC APP: JJB |
| JOB NO: 053-15-00 | DATE: 1/5/87 |
| ENGINEERING CONSULTANTS SAN ANTONIO, TEXAS | |
| SHEET 1 OF 1 | |



0.45 mi.

$A = 233 \text{ AC.}$
 $TC = 20 \text{ min} + \frac{3600}{360} \sim 30 \text{ min}$
 $I_{25} = 4.8$
 $CR \sim 0.30$
 $Q_{25} = 395 \text{ cfs.}$

235 AC

BROWN ENGINEERING CO.

OWN: _____

JOB NO: _____ DATE: _____

ENGINEERING
SAN ANTO

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. #86-09-57-06
(To be assigned by the Planning Dept.)

Dove Creek POADP

P.O.A.D.P. NAME

327.1 - 1604 JOINT VENTURE

9130 WURZBACH RD.

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Brown Eng. Co.

7801 Broadway Suite 206

824-5395

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

() City Water Board

() Single Family

() City of San Antonio

() Other District

() Duplex

() Other System

Name

() Multi-Family

Name

() Water Wells

() Business

() Septic Tank(s)

() Industrial

DATE FILED

Aug. 6, 1986

REVISIONS FILED:

(if applicable)

DUE DATE OF RESPONSE

(Within 20 working days of receipt)

DATE OF RESPONSE

(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
- (b) Name of the plan and the subdivisions;
- (c) Scale of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS:



CITY OF SAN ANTONIO

P. O. BOX 9000
SAN ANTONIO, TEXAS 78285
RECEIVED

March 8, 1988

MAR 10 1988

BROWN
ENGINEERING CO.

Jack Brown
7801 Broadway, Suite 206
San Antonio, Texas 78209

RE: Expiration of POADPs

Dear Mr. Brown:

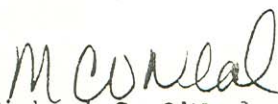
In reviewing our files of current Preliminary Overall Area Development Plans (POADPs), we are unable to locate any plats within the following POADPs submitted by your firm:

| <u>POADP No.</u> | <u>Name of POADP</u> | <u>Received</u> |
|------------------|------------------------|-----------------|
| 1. 238 | Dove Creek Subdivision | 8/86 |

Section 35-2076 of the Unified Development Code stipulates that a POADP shall become invalid if a plat is not filed within 18 months from the date the POADP is accepted. Please advise us in writing by April 1, 1988 as to which, if any, of these POADPs are still valid. We will maintain those plans which you indicate are still active for another 18 months. All other plans will be deleted from our files and returned to you.

Thank you for your assistance. If you have any questions, please contact the Subdivisions Section at 299-7900.

Sincerely,


Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

January 27, 1987

Mr. Jeff Brown
Brown Engineering Co.
7801 Broadway, Suite 206
San Antonio, Texas 78209


RE: Dove Creek POADP
File #238 (Revised January 6, 1987)

Dear Mr. Brown:

The Development Review Committee reviewed your plan of Dove Creek on January 9, 1987. We thank you for meeting with us on January 14, 1987 and we are holding your plan in abeyance pending your response before we take any further action.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

September 16, 1986

Thomas Adame
Brown Engineering Co.
7801 Broadway, Suite 206
San Antonio, Texas 78209

RE: Dove Creek POADP
File #86-09-57-06

Dear Mr. Adame:

This is to inform you that the POADP committee has reviewed and accepted your plan of Dove Creek.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

August 26, 1986

SAN ANTONIO, TEXAS 78285

Thomas Adame
Brown Engineering Company
7801 Broadway, Suite 206
San Antonio, TX 78209

Re: Dove Creek POADP
File #86-09-57-06

Dear Mr. Adame:

The staff development review committee reviewed the Dove Creek POADP on August 15, 1986.

Based upon that review the committee requests that you consider the following factors:

1. At its ultimate configuration, Loop 1604 will be a limited access freeway with one-way access roads. To facilitate access to the north from Dove Creek, the committee requests you consider a north-south collector street through the subdivision. The collector street might serve to separate the residential land uses from the non-residential.
2. Staff's policy is to require all stub streets to be collectors due to the unknown variables relating to the type of future development on adjacent tracts. Therefore, the committee requests you either delete the stub street to the 28.34 acre parcel on the west or upgrade it to a 60 foot right-of-way.
3. The committee also recommends you consider some type of buffering or separation between the duplex residential area and the proposed industrial park.

We are returning the POADP pending your consideration of the above factors.

If you wish to discuss these recommendations with the staff, Mr. Roy Ramos will be most happy to answer any questions or to arrange a meeting. His telephone number is 299-7896.

Thank you for your consideration of the committee comments.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
7801 BROADWAY, SUITE 206
SAN ANTONIO, TEXAS 78209
PHONE (512) 824-5395

January 5, 1987

Mr. Roy Ramos
City of San Antonio
Department of Planning
P.O. Box 9066
San Antonio, Texas 78285

Re: Dove Creek POADP-Revised
File #86-09-57-06

Dear Roy:

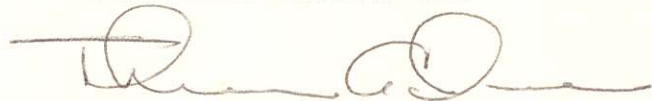
Submitted are five (5) prints of the revised Dove Creek POADP for review and comment.

The reason for revision is the proposed C.P.S.B. substation within the property.

If you have any questions, please contact us.

Sincerely,

BROWN ENGINEERING CO.



Thomas Adame

RECEIVED
1987 JAN -6 PM 2:27
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
7801 BROADWAY, SUITE 206
SAN ANTONIO, TEXAS 78209
PHONE (512) 824-5395

TO: CURRENT PLANNING

| | |
|--------------------|------------------|
| DATE | JOB NO |
| <u>2-5-86</u> | <u>053-12-00</u> |
| ATTENTION | |
| <u>ROY RAMOS</u> | |
| RE: | |
| <u>DOVE CREEK</u> | |
| <u>SUBDIVISION</u> | |

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|----------|------|-----|----------------------------|
| <u>5</u> | | | <u>REVISED P.O. A.D.P.</u> |
| | | | |
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| | | | |
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THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS ADDED 100 YR FLOOD PLAIN LIMITS
and 10' CONTOURS

COPY TO _____

SIGNED Juan F. Farias II

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
7801 BROADWAY, SUITE 206
SAN ANTONIO, TEXAS 78209
PHONE (512) 824-5395

TO: CURRENT
PLANNING

| | | | |
|-----------|------------------|--------|-----------|
| DATE | 9-11-86 | JOB NO | 053-12-00 |
| ATTENTION | ROY RAMOS | | |
| RE: | DOVE CREEK POADP | | |
| | #86-09-57-06 | | |

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------|-----|----------------|
| 5 | | | REVISED POADP. |
| | | | |
| | | | |
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RECEIVED
 1986 SEP 11 PM 4:14
 DEPT. OF PLANNING
 CURRENT PLANNING
 SECTION

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☐ For review and comment

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☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☐ _____

☐ Resubmit _____ copies for approval

☐ Submit _____ copies for distribution

☐ Return _____ corrected prints

REMARKS

1. ADDED COLLECTOR STREET.
2. DELETED SUB STREET
3. ADDED BUFFER NOTE.

COPY TO _____

SIGNED 